

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF ZONING APPEALS
OF THE CITY OF JASPER, INDIANA AND PUBLIC HEARING
July 6, 2016**

Chairman Jerry Uebelhor called the Regular Meeting of the Board of Zoning Appeals to order at 6:30 p.m. Secretary Dan Buck took roll call as follows:

Jerry Uebelhor, Chairman	-Present	Randy Mehringer	-Present
Josh Gunselman, Vice Chairman	-Present	Darla Blazey Director of Community Development/Planning	-Present
Dan Buck, Secretary	-Present	Renee Kabrick, City Attorney	-Present
Matt Schaick	-Absent		

PLEDGE OF ALLEGIANCE

Chairman Uebelhor led the Pledge of Allegiance.

APPROVAL OF THE MINUTES

Minutes of the June 1, 2016 regular meeting were reviewed. Randy Mehringer made a motion to approve the minutes as mailed. Secretary Buck seconded it. The motion carried 4-0.

STATEMENT

Chairman Uebelhor read the following statement. "We are now ready to begin the public hearings scheduled for this evening. With respect to tonight's meeting and public hearings, we are hereby incorporating by reference into the record of tonight's meeting and public hearings, City of Jasper Ordinance Number 1993-17, entitled "Zoning Ordinance of the City of Jasper, Indiana and its jurisdictional area" and any and all amendments thereto, and the City of Jasper Comprehensive Plan. Audio and videotapes of these proceedings are also incorporated by reference into this evening's record."

OLD BUSINESS

Petition of Mike W. Chou, M.D., P.C. for the following variances: (1) from Section 16.035.040(4) [visual impairment]; and (2) from Section 16.035.050(1)(d) [square footage of sign]

TABLED

NEW BUSINESS

Petition of Jasper Properties, LLC (as petitioner) and Anthony J. Haas (as owner) for a variance from Section 16.02.110 (Permitted Uses and Special Exceptions) to allow an office in an R-2 (Residential) zone

Brad Eckerle, of Brosmer Land Surveying and Engineering, was present on behalf of Anthony Haas and Jasper Properties, LLC to request a variance to allow an office building in an R-2 zone. Bart Kerstiens was also present on behalf of Jasper Properties, LLC. Mr. Eckerle explained that the one acre of land is adjacent to a B-1 zone.

Josh Gunselman asked what type of office/businesses is proposed. Mr. Kerstiens explained that the space will be used for government office administrative purposes and it will operate 8 to 5 Monday- Friday and no weekends. Plans for the storm water draining system includes aiding this area to help with run off to neighboring properties. Mr. Kerstiens explained the building will be between 4,500 and 5,000 square feet. Mr. Eckerle, also stated, there will be 42 parking spaces to follow the requests from the state and comply with City code.

Adjacent property owner, Steve Stallings, appeared before the board with inquiries about the traffic flow on 37th St., specifically with the semi-trucks and service trucks going in and out of Video Tech, which is right across from this property.

Also, Mr. Stallings asked if there would be lights in the parking lot and if so what direction they will shine. Mr. Kerstiens explained that the plans do not include lights in the parking lot just around the building that should not shine onto his home.

Mr. Stallings then requested for there to be a privacy fence between the two properties. Then, Darla Blazey explained that the zoning ordinance requires a privacy fence or landscaping as a buffer between residential and commercial uses.

Following some discussion, Vice Chairman Gunselman made a motion to close the public hearing. Randy Mehringer seconded it. Motion carried 4-0.

Vice Chairman Gunselman made a motion to grant a variance to allow an office building in an R-2 zone following the condition that the use of the property shall remain as professional office space, and the building shall be situated on lot as presented. Secretary Buck seconded it. Motion carried 4-0.

Update on Unified Development Ordinance

Director of Community Development and Planning Darla Blazey updated the board on the proposed Unified Development Ordinance and said the next meeting will be July 22, 2016 8am-10am at City Hall.

Update on Gun Club / Patterson Litigation

Attorney Kabrick updated the board on the Patterson's and Gun Club issue and the time line with the trial.

ADJOURNMENT

With no further discussion, Vice Chairman Gunselman made a motion to adjourn the meeting, seconded by Randy Mehringer. Motion carried 4-0, and the meeting was adjourned at 7:07 p.m.

Jerry Uebelhor, Chairman

Dan Buck, Secretary

Recording Secretary, Kathy Pfister
(and Intern Vanessa Hickman)